

April 30, 2007

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

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Att: Doug Rankin
Manager, Current Planning Division

Subject: **Mixed Use Project – Deer Springs Way and Durango Drive
Rezoning, Special Use Permit, Variance and Site Development Plan Review –
Justification Letter
APN: 125-20-301-008 and 020**

Dear Mr. Rankin:

Please accept this letter as justification of our request for the required approvals necessary to develop a mixed-use complex on a 9.29-acre site located south of Deer Springs Way and west of Durango Drive. This project is planned for an integrated mix of uses, including 444 condominium units, 439,200 square feet of office space, and 41,000 square feet of retail commercial retail uses. There is also an 11-level parking structure, as well as underground parking and surface components, containing a total of 2,479 spaces.

The approvals necessary to develop this project include the following:

- **Rezoning** – the site is currently zoned U-TC (Undeveloped [Town Center] General Plan Designation). A Rezoning to T-C (Town Center) would be necessary. The T-C District is a conforming district in the Town Center area;
- **Special Use Permit** – a Special Use Permit is required for "High Density (25+ du/ac) - Mixed Use", pursuant to Table 1 of the Town Center Development Standards Manual. At 47.8 du/ac, the residential component of the proposal will require the issuance of such a Special Use Permit;
- **Variance** – a Variance for residential adjacency is necessary, as the site to the immediate west, although undeveloped, has a General Plan designation (TC) that allows single-family development. Full compliance with the residential adjacency provisions of the Code would render the subject site virtually undevelopable for multi-story development, as envisaged by the Town Center Development Standards Manual. It should be noted that a portion of this area to the west was previously approved for multi-unit condominium development (ZON-2970); and
- **Site Development Plan Review** – this project will consist of two 12-story office buildings, three 12-story condominium towers, and three low-rise mixed-use buildings with ground-floor retail and second/third-story condominium units. An 11-story parking structure will primarily service the office component, and the condominium towers will utilize underground parking space. Some surface parking and loading areas will also be available. Although the site plan has been designed to comply with nearly all aspects of Town Center regulations, it will require two waivers of Town Center design standards:
 - Waiver of building setback requirements (pg.115 of the Manual). This is a difficult standard to achieve, due to the inherent inefficiency of the floorplates to achieve this

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exterior appearance, and the expense of construction. It should be noted that no other multi-story approval in the Town Center area has been required to adhere to this standard; and

- o Waiver of the seven-story height limit within the Urban Zone (pg.115 of the Manual). The 12-story profile of the project is not a significant increase from the seven-story limit, especially given the approved entitlements directly to the north of this site across Deer Springs Way for a 15-story office tower with a six-level parking structure, and two 24-story residential towers with related commercial and an eight-story parking structure.

The subject site is 333 feet in width and 1,321 feet in length. It is located within the Centennial Hills Town Center, and is designated as UC-TC (Urban Center Mixed Use – Town Center) pursuant to the Town Center Development Standards Manual. The site receives access solely from its Deer Springs frontage. We have attempted to respect Code requirements for this project, and believe we have substantively met requirements for parking, loading, fire access and virtually all of the design requirements of the Code and the Manual, save for the residential adjacency issue and the two waiver requests noted above.

This project will offer an integrated range of services and activities for residents of the site and within the surrounding area that will provide a pleasing alternative to the auto-oriented shopping centers with no real pedestrian environment that have proliferated within Town Center. We feel the requested Site Development Plan Review respects the intent of the land use planning for Town Center, to bring integrated mixed-use projects to the core area of Town Center. We feel that the project will have no negative impact on Town Center or on surrounding properties, and will be a positive and valued contribution to the Town Center concept.

Our request is to schedule Planning Commission consideration for these requests for its June 14 meeting. Thank you for your assistance.

Sincerely,



Gary Leobold, AICP
WRIGHT ENGINEERS

c. Bernie Chippoletti

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